

WELLESLEY LANDING

BERKELEY CUBE3
STUDIO



DELLBROOK JKS

ALLEN & MAJOR
ASSOCIATES, INC.



Key Updates

Reduction of Parking

Fewer parking spaces overall, automated parking to reduce footprint and potential future reuse of space

Reduction of Unit Density

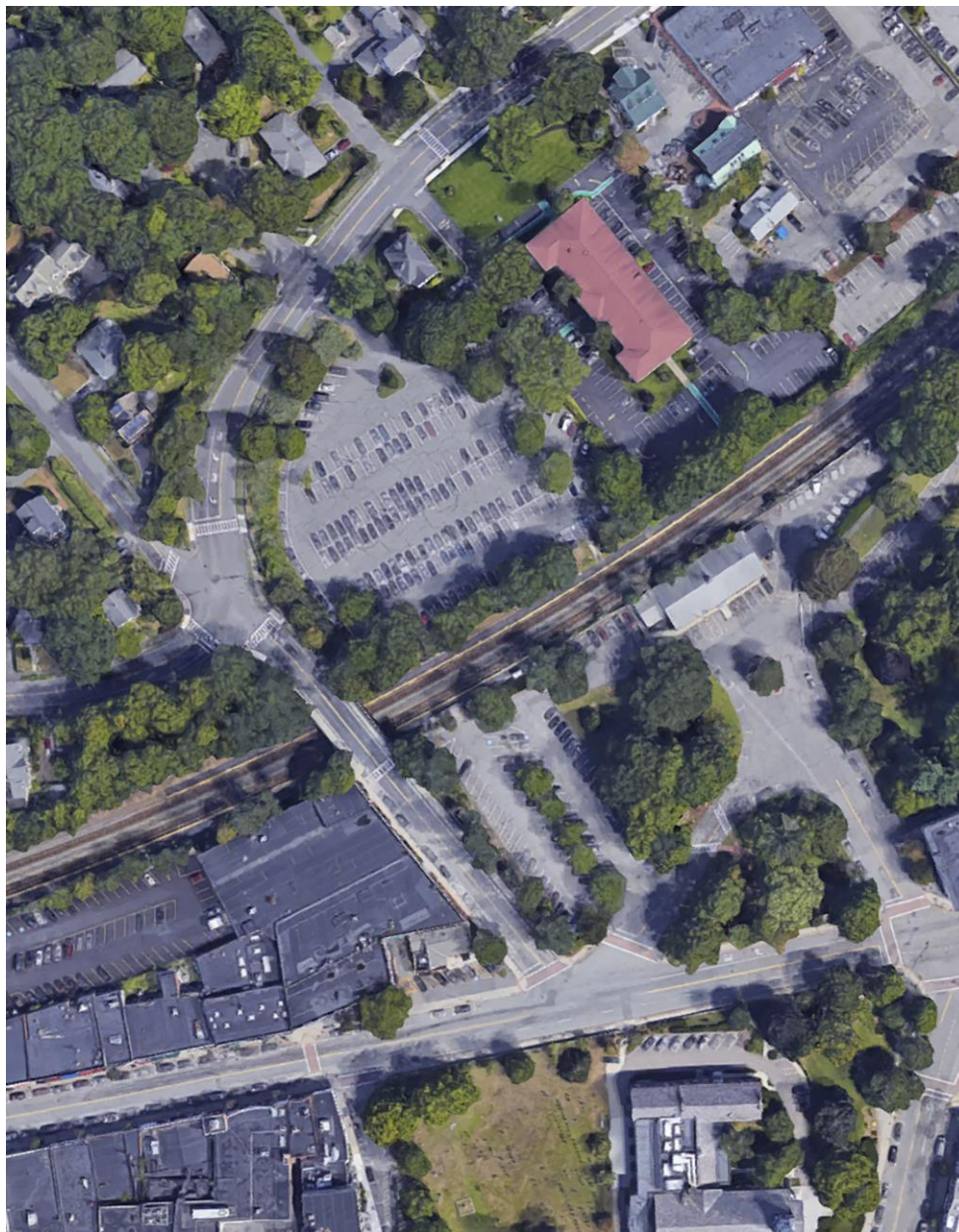
180 to 150 units overall with only 120 on the Tailby site. Breakdown of rentals and condo as well as affordable and 55+

Distribution of Program

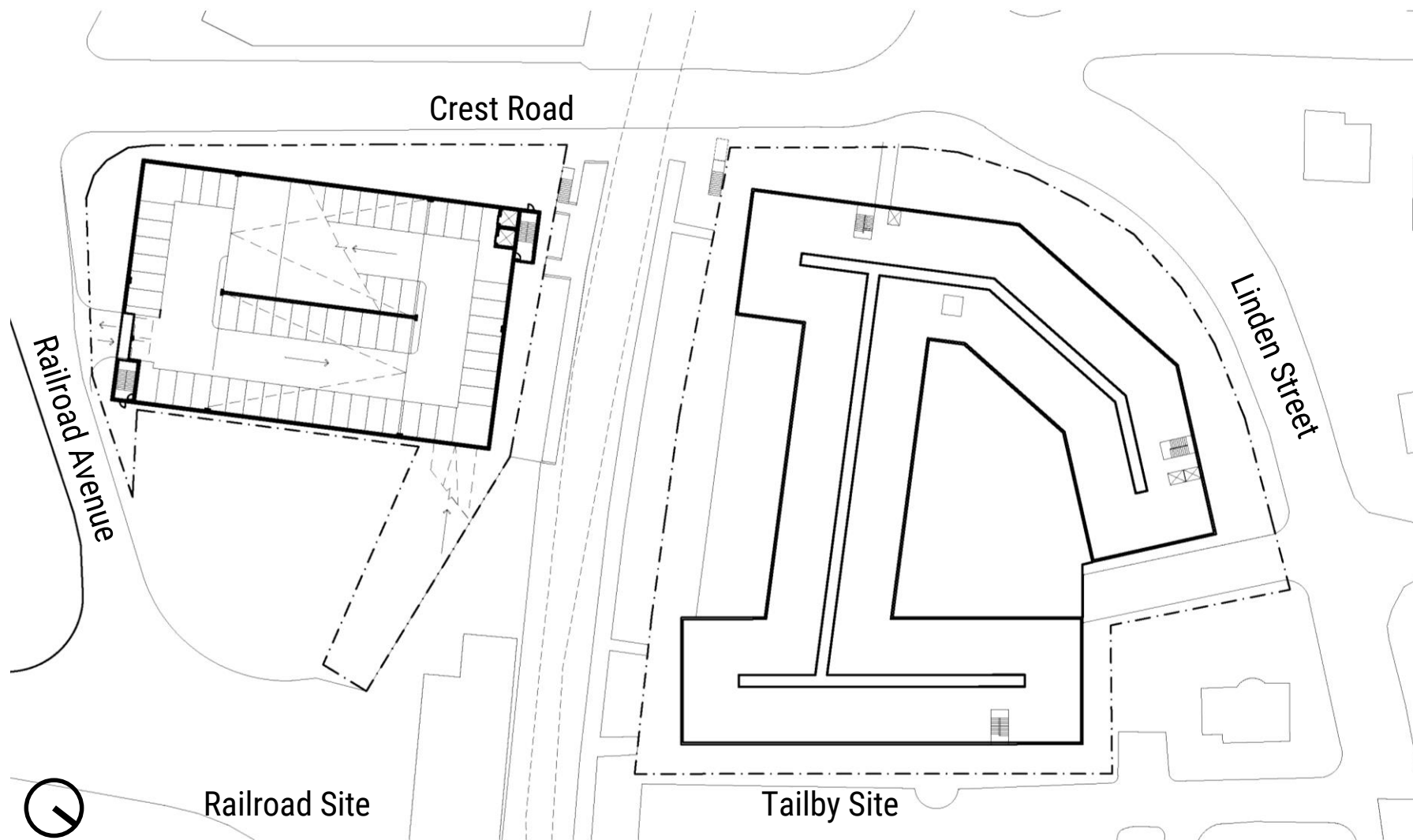
Adding residential units and amenities on the Railroad site to activate public realm on both sides of the track

Enhance Public Space

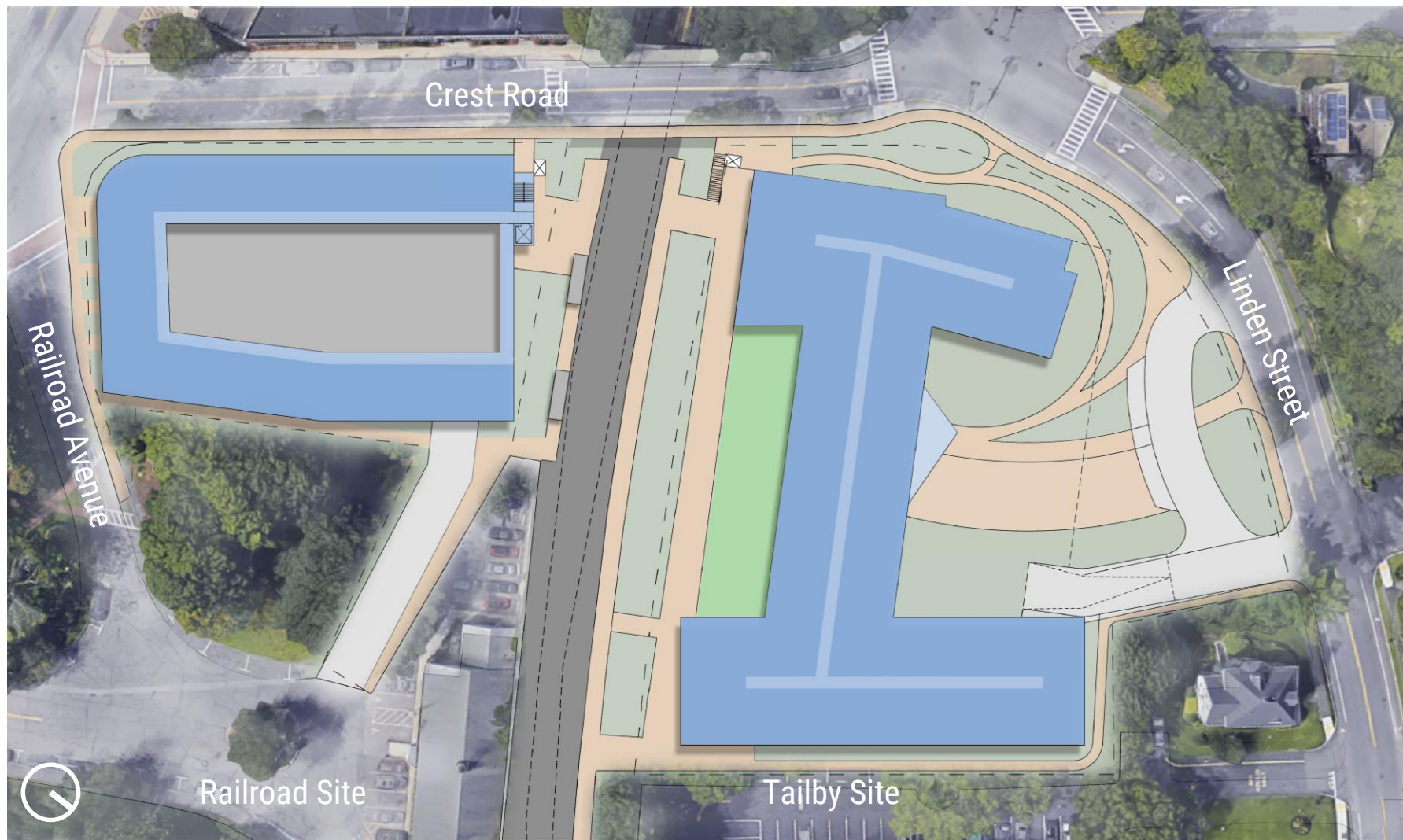
Reduction and balance in overall density while opening up more spaces to the public



3 Overall Site – Before



3 Overall Site – After



Project Calculations

Railroad Site

38,000 residential GSF

31,000 residential NRSF

35 units @ 900 average NRSF

33,000 parking GSF

155 parking spaces

55 conventional spaces

100 automated spaces

Tailby Site

134,000 residential GSF

108,000 residential NRSF

120 units @ 900 average NRSF

105,000 parking GSF

230 parking spaces

3,500 SF interior community space

26,000 sf exterior public space

Project Totals

172,000 residential GSF

139,000 residential NRSF

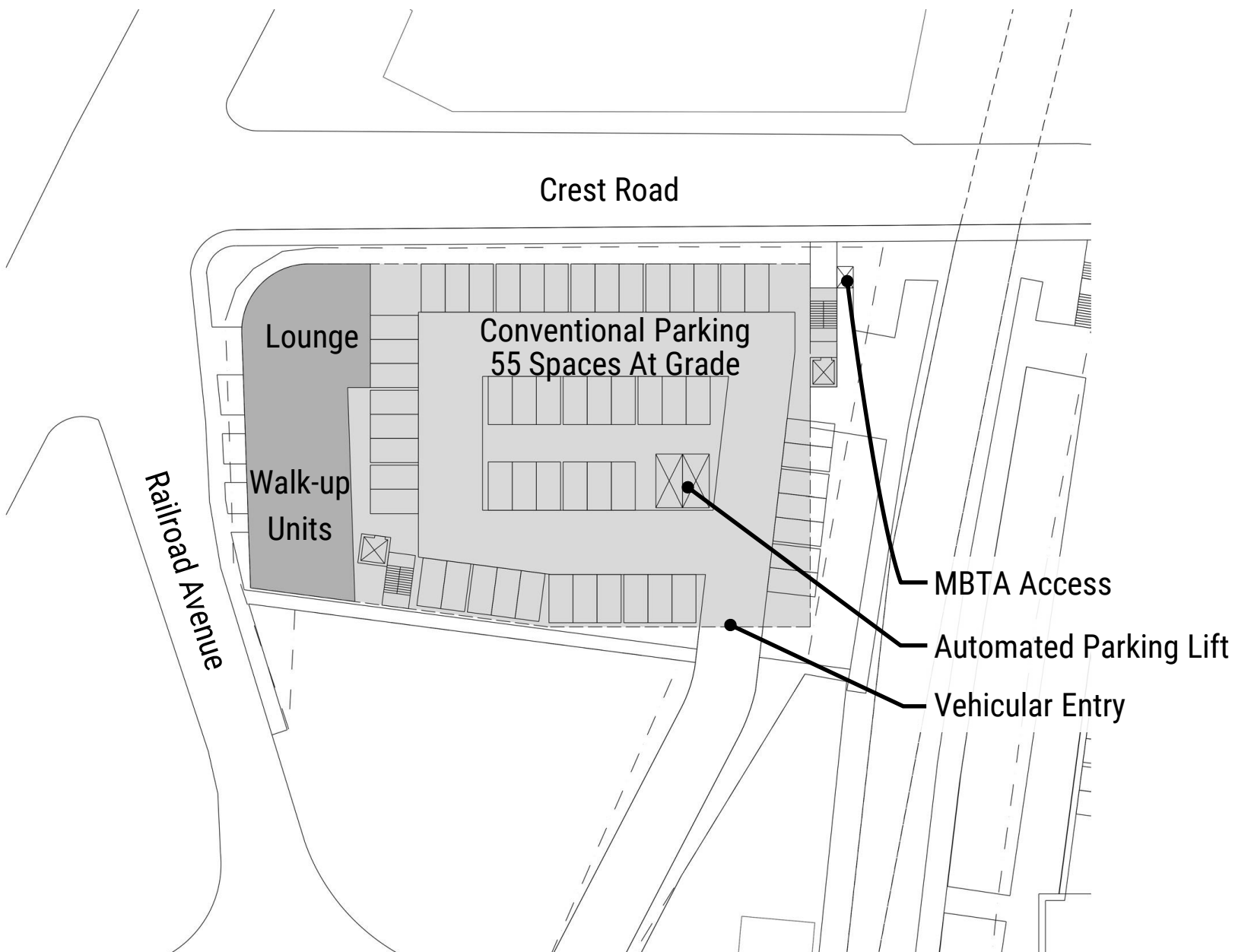
155 units @ 900 average NRSF

138,000 parking GSF

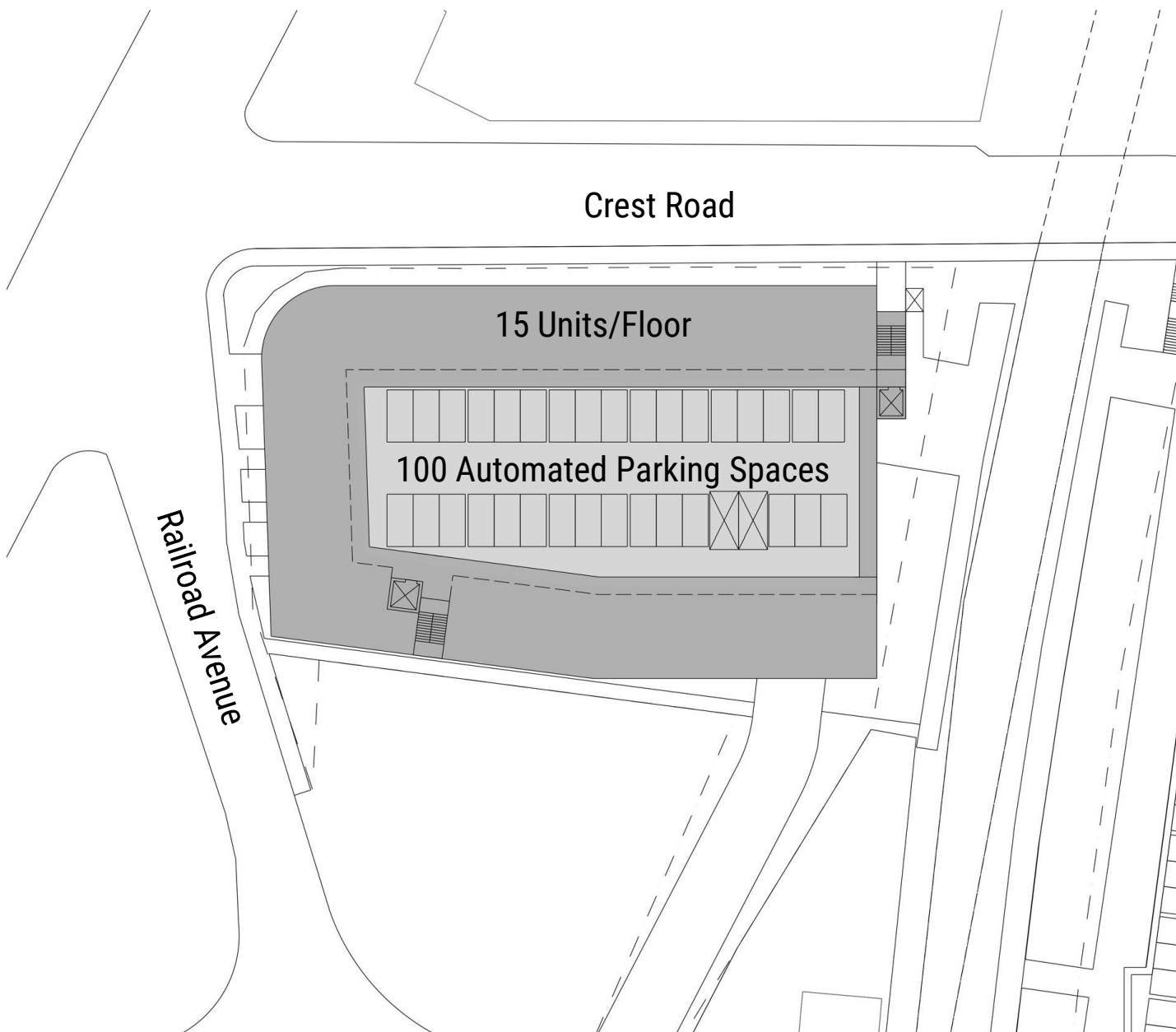
385 parking spaces



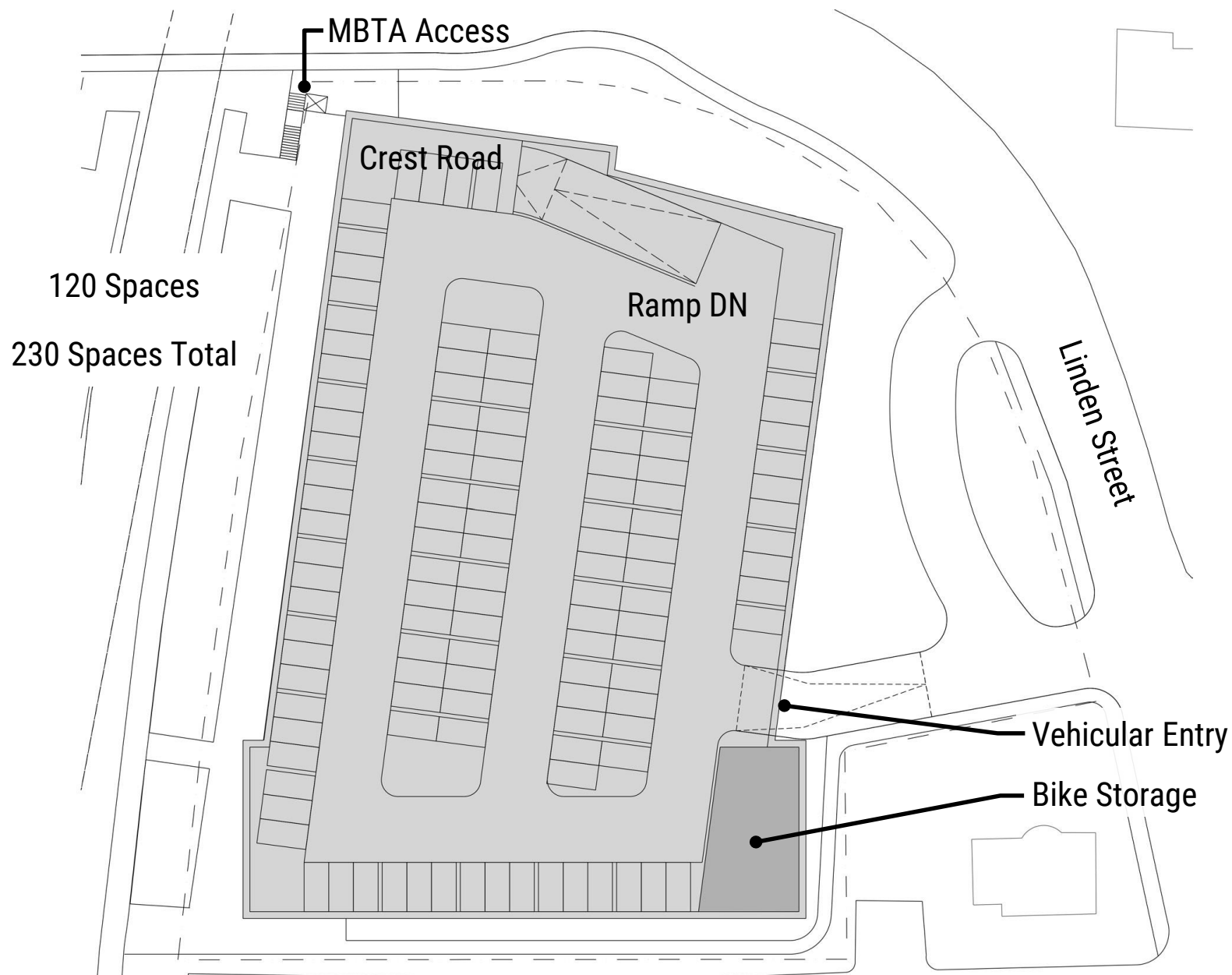
Railroad Site – Lower Level



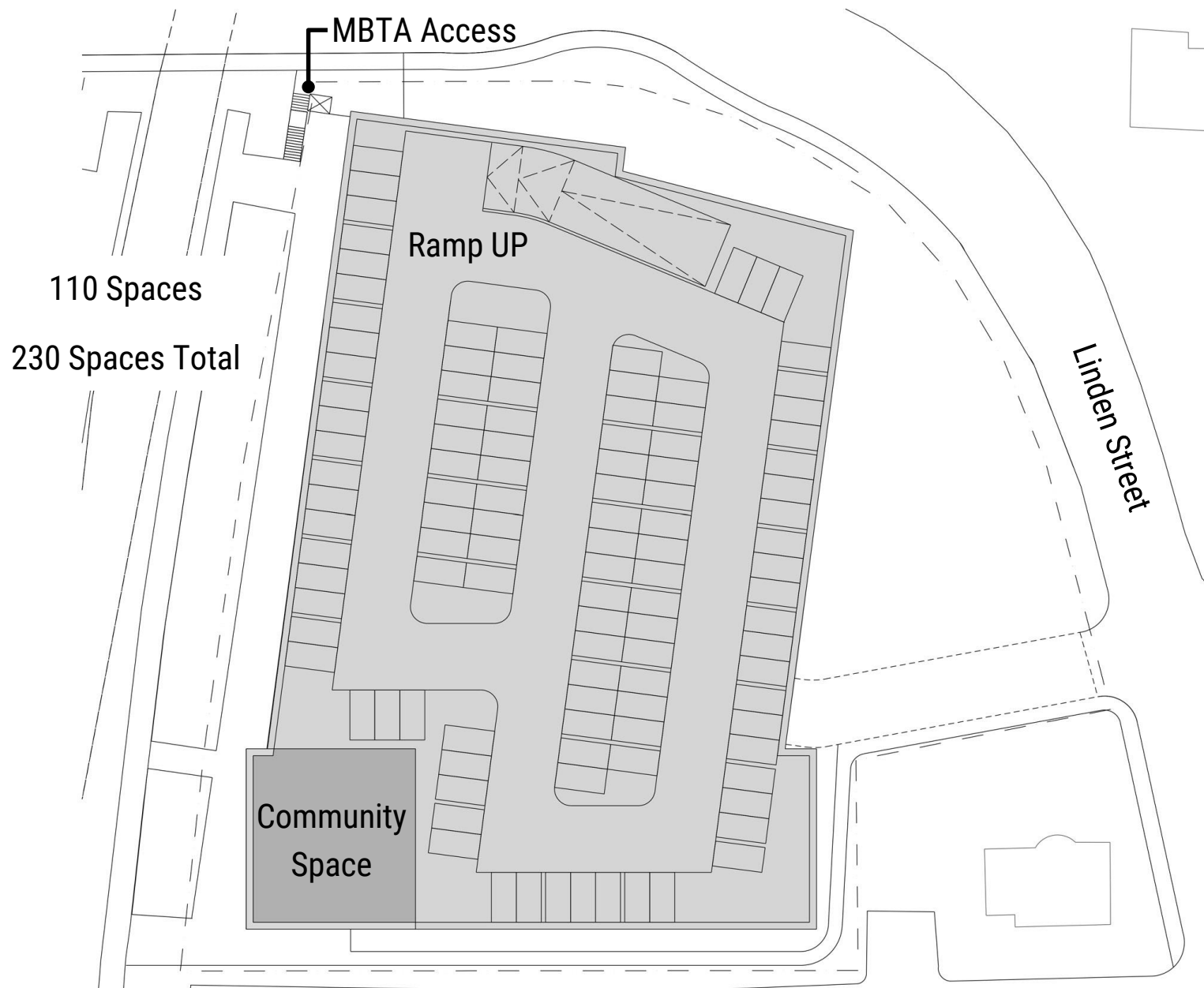
Railroad Site – Typical Level

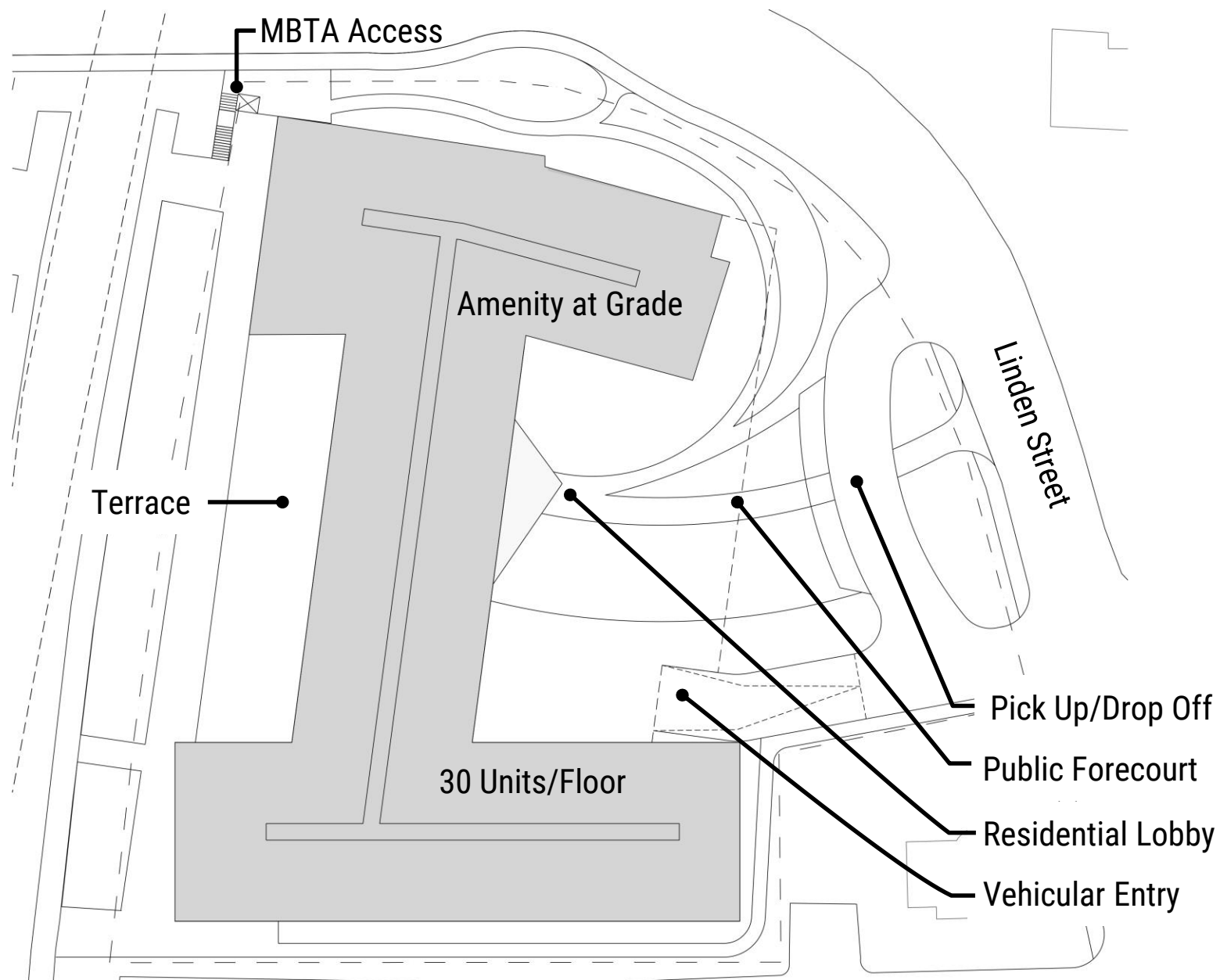


Tailby Site – Upper Parking Level



Tailby Site – Lower Parking Level





View from Central & Grove St Intersection



3 View from Central St



View from Crest Rd Intersection



View from Linden St & Crest Rd Intersection



View from Linden St & Crest Rd Intersection



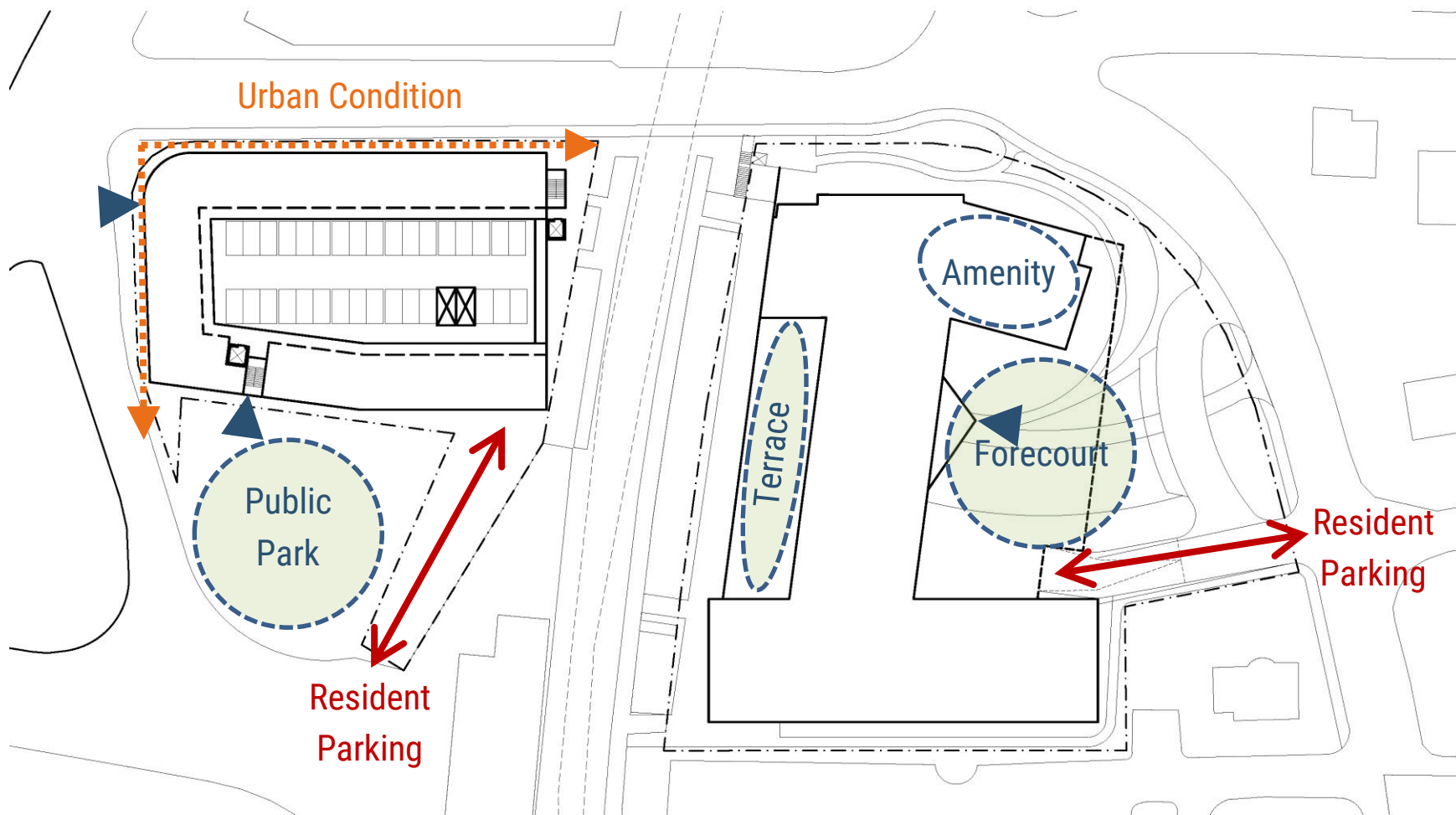
3 View from Linden St

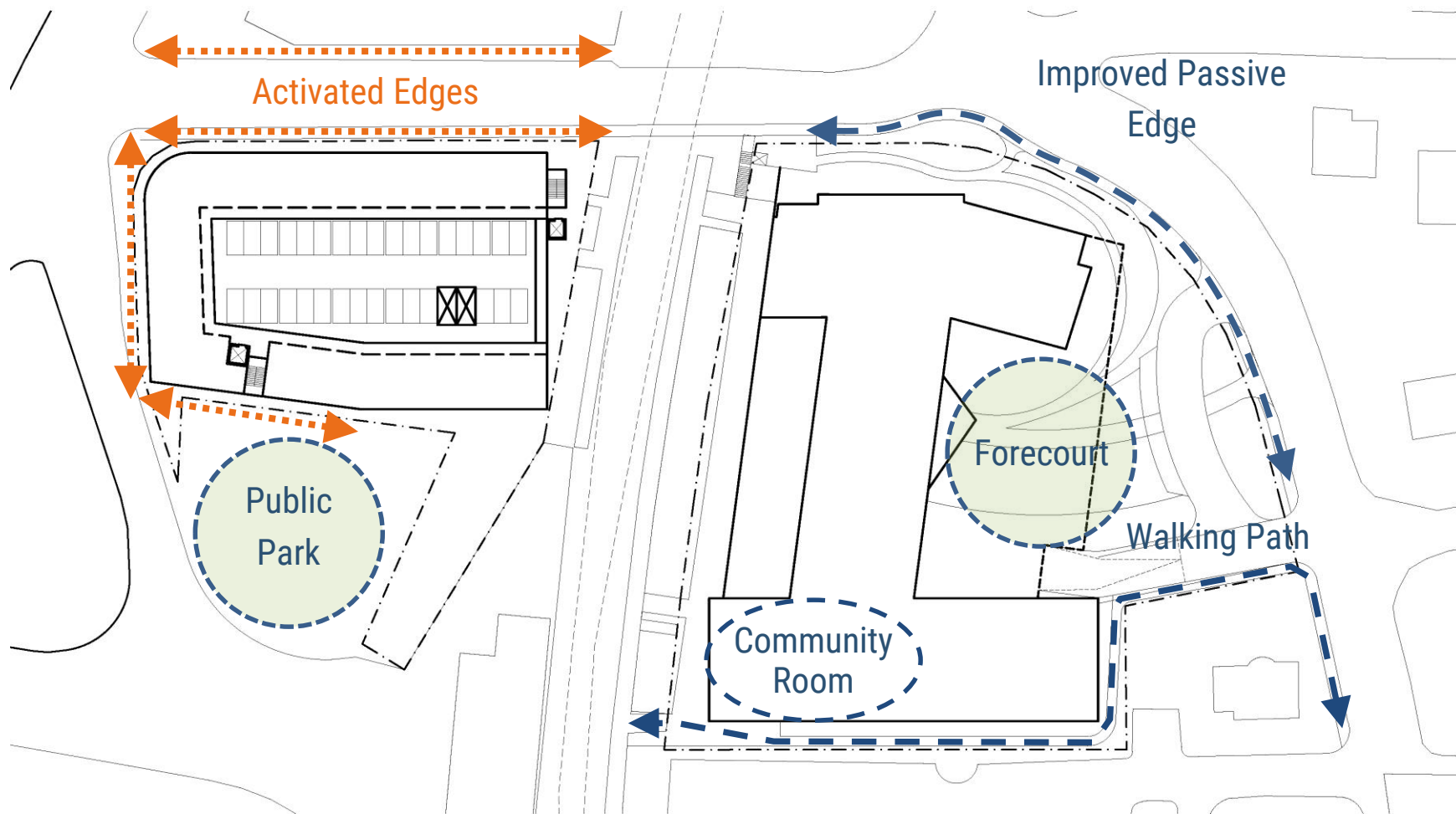


3 View from Linden St

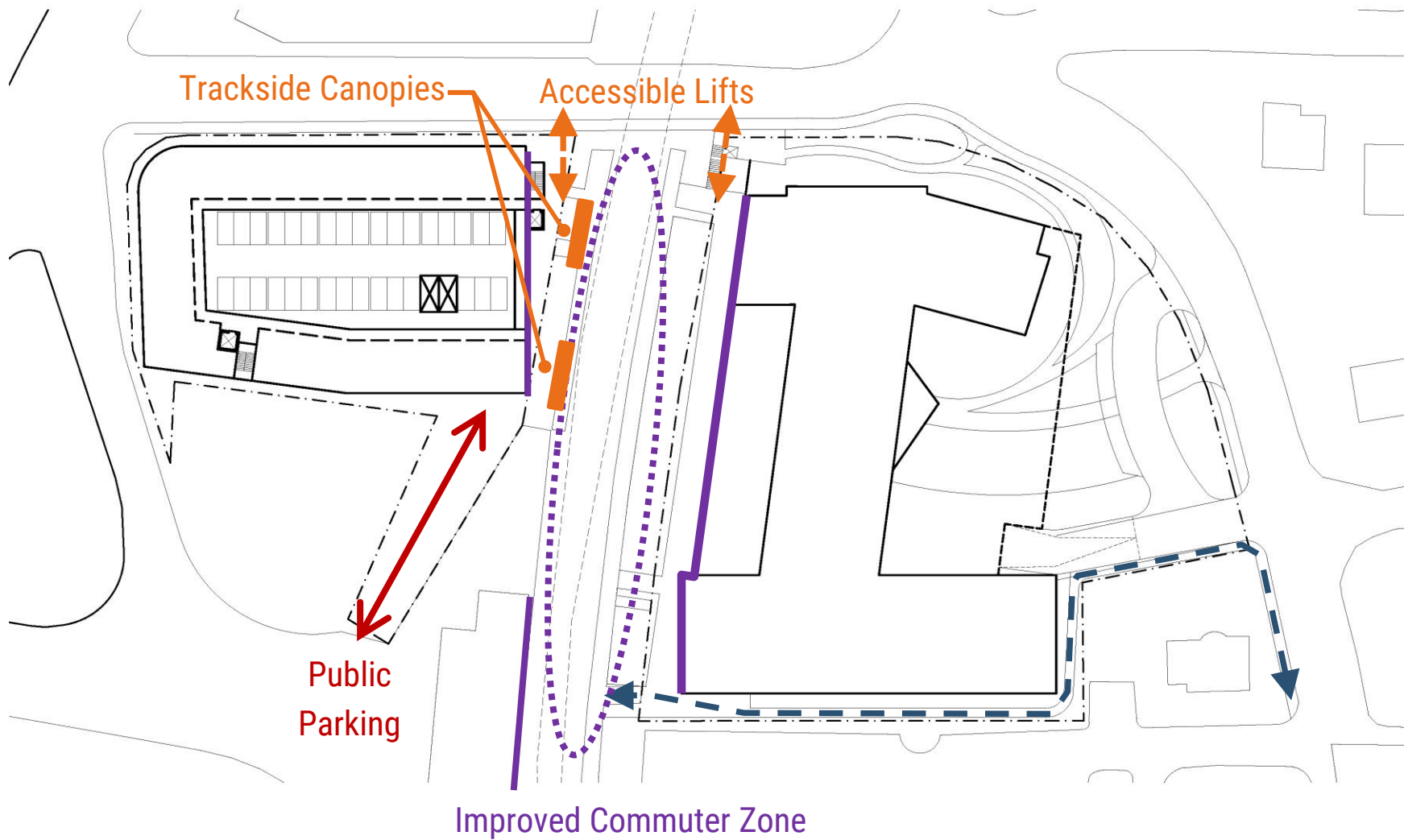


Building Resident Experience

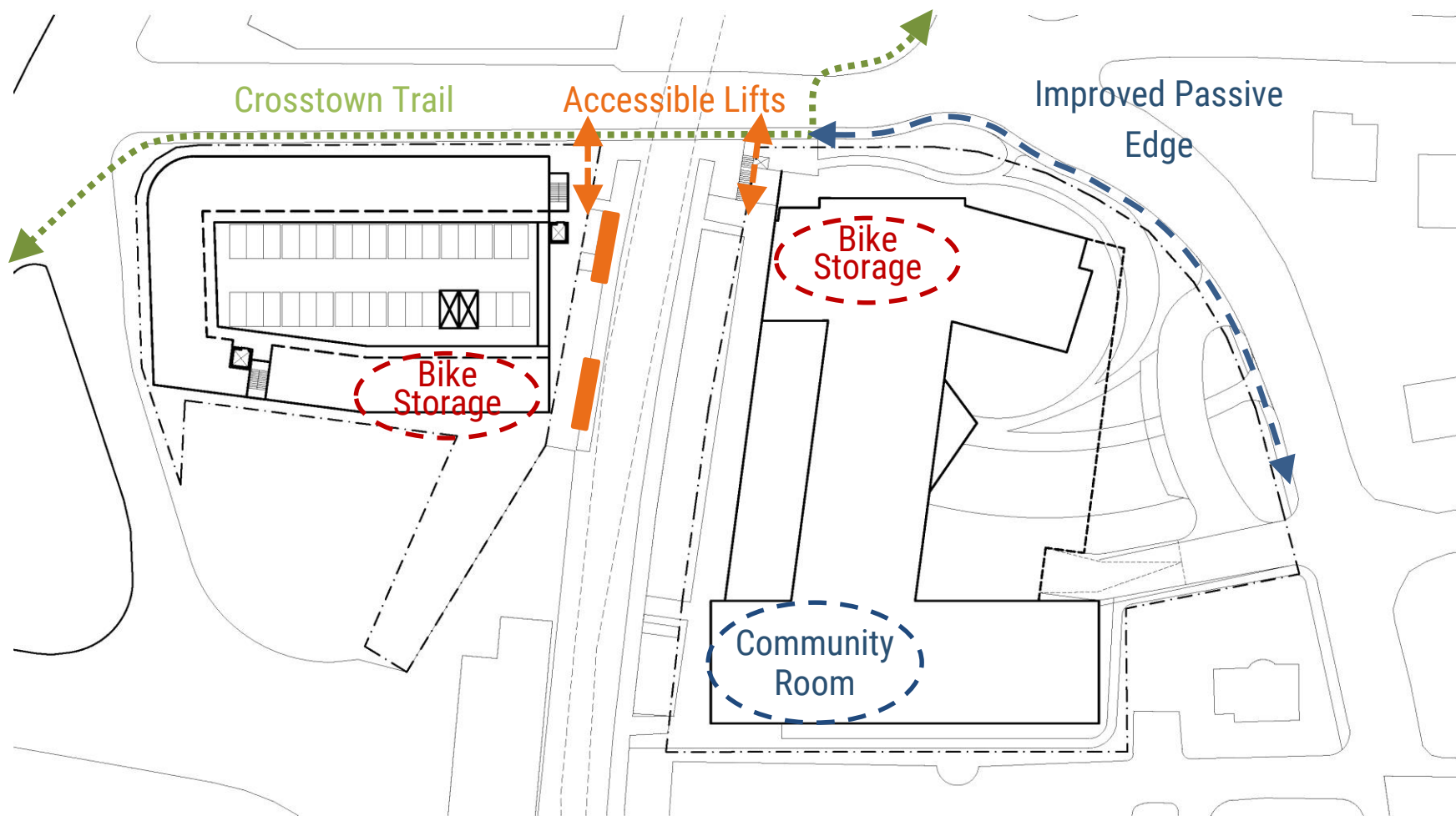




3 Commuter Experience



Public Amenities

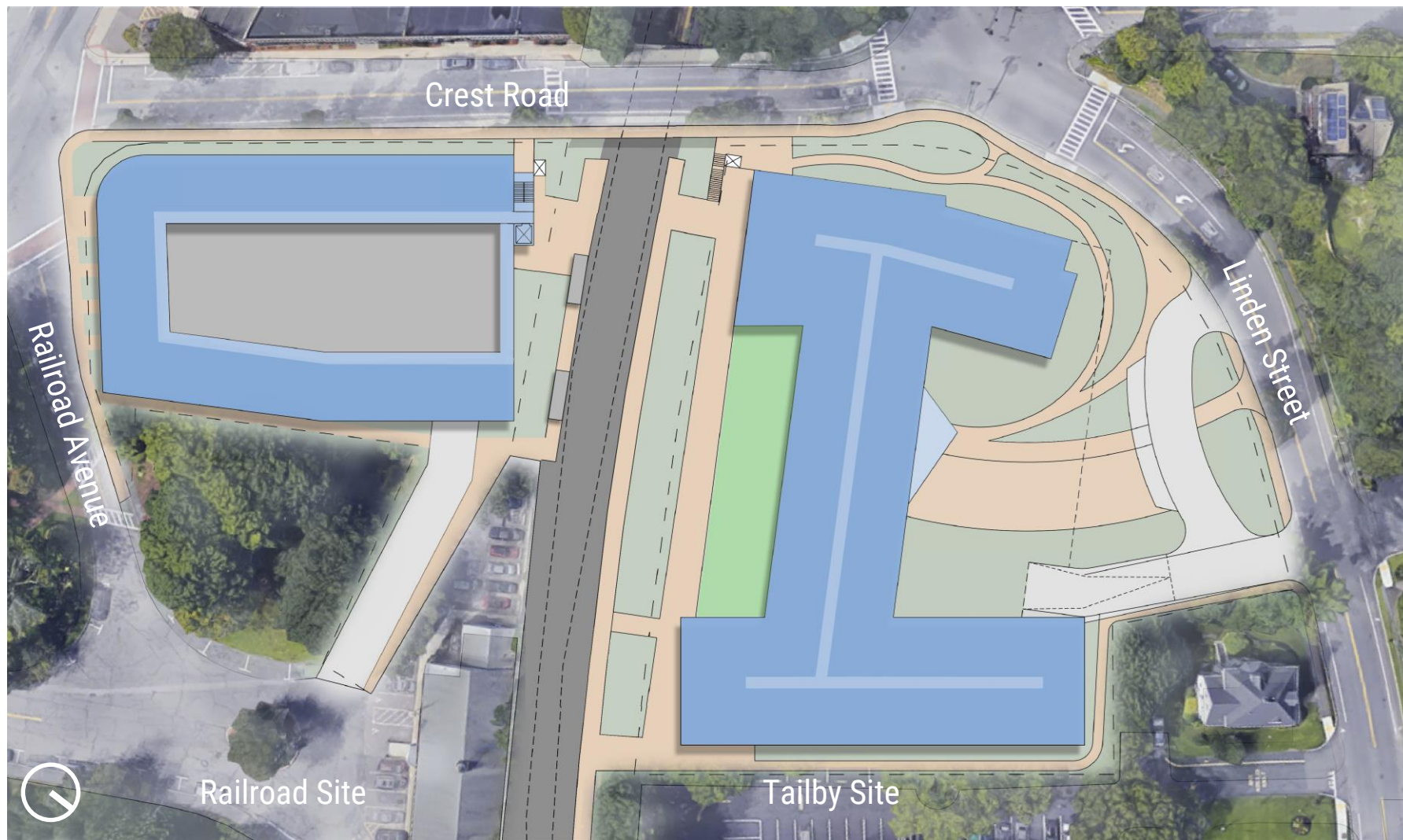


Water Refill Stations
Bike Repair Stands

Trackside Pedestrian Canopies
ADA Compliant Access

Improved Landscaping
Indoor/Outdoor Place Making

3 Overall Site



A blue-tinted photograph of a modern office interior. The space is filled with cubicles, and several people are visible working or moving through the area. A large clock is mounted on the wall on the right side. The text "Thank You" is overlaid in the center.

Thank You